
S-3665
PARK 350 SUBDIVISION
2nd Primary Approval Extension Request

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Lafayette Union Railway (by attorney Joe Bumbleburg), is seeking approval of a second 2-year extension of the conditional primary approval that will expire April 20, 2012. This five-lot 125.49-acre industrial subdivision is located on the south side of Veterans Memorial Parkway, just west of the US 52 intersection, in Lafayette, Wea 11 (SE) 22-4.

STAFF COMMENTS

As reported last year to the Commission for the first extension request, construction plans were approved in 2006 for the entire project. The first of two plats was recorded in 2008 for two lots (on 35.74 acres), which included the completion and acceptance of all public improvements. In 2009, a second final plat for two lots (on 10 acres) was recorded. Lafayette Union Railway is hoping to continue the platting of the remaining 79.75 acres with the approval of this second primary approval extension request.

There have been no significant changes in zoning restrictions or subdivision regulations since April 2005 that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval, contingent on any **applicable** conditions of the original primary approval.

(The following are the original conditions of primary approval for S-3665.)

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. Street names shall be approved by 911, the Post Office and APC staff.
2. Temporary turnarounds shall be shown at each of the street stub ends.
3. The Lafayette City Engineer shall approve the sanitary sewer and water plans.
4. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.

5. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
6. The County Drainage Board shall approve the drainage plans.
7. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

8. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 350 S right-of-way line.
9. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
11. All required building setbacks shall be platted.
12. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

13. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.